

## Prime Industrial Land Questions & Answers

### 1. Why do we need the Prime Industrial Land (PIL) map and why is it in the General Plan instead of the community plans when they are updated?

**Response:** The purpose of the PIL is to protect significant industrial lands from encroachment of uses which could affect industries' ability to operate while allowing for future conversion of some industrial land to other uses. Approximately half of the industrially designated land in the City of San Diego (City) qualifies as Prime Industrial based on the analysis conducted.

The General Plan, as a citywide policy document, addresses protection of those properties that are considered of highest value to the City's overall future economic prosperity. Without the policies associated with the map, encroachment or removal of significant industrial areas could occur. This has already begun to occur in many areas through case-by-case conditional use permit approvals for uses such as schools and churches, and through community plan amendments for retail and residential uses. Even with funding assurances, the community plan updates will take years to complete, during which time significant areas could be compromised.

### 2. My property is an office building, why is it identified as prime industrial?

**Response:** Staff developed six criteria for prime industrial land identification. Basically, the lands included in the prime industrial map reflect the areas most attractive to the City's newer and growth industrial sectors, including defense, communications, technology, and biotech. Staff then conducted extensive ground-level-analysis by applying the criteria in each community with industrial land and met with each of the affected community planning groups to discuss the boundaries.

One goal was to preserve industries' ability to operate by including areas which are cohesive and contiguous. Many modern industrial uses will not site facilities in areas that are compromised with sensitive receptor uses and also need areas set aside for industrial expansion and growth. Industrial facilities also rely on the ability to cluster in order to create synergy within a region with supportive and accessory uses. These larger industrial areas may still contain some office uses since currently all of the City's industrial zones allow some office uses. Therefore, specific properties containing office uses are located in prime industrial areas, but as stated below, the existing permitted uses will not be affected.

### 3. If my property is in the Prime Industrial area, does it change what uses are currently allowed?

**Response:** All of the lands identified in the prime industrial map are currently designated and zoned industrial. The PIL identification does not change the land use designation or zone, so permitted uses and ministerial projects are not affected. It only applies to requests for plan amendments, updates, and associated discretionary projects which seek

to convert PIL land to commercial and residential uses or to requests for conditional use permits for sensitive receptor or public assembly uses.

#### **4. Does it change or limit the future use of my property?**

***Response:*** Since the PIL policies do not affect land use or preclude the future application of any industrial land use designation, it does not impact the potential future use of the property. However, community plan updates represent the primary opportunity to re-examine the need for removal or addition of areas identified as PIL. At the time of community plan updates, market and other conditions may indicate that future industrial use is no longer feasible. One example is Aero Drive in Kearny Mesa. Through a sub-community plan analysis, it was determined that land uses had changed to the extent that institutional uses and market conditions had impacted land costs so that new industrial development was no longer feasible or desirable. The area was not identified as PIL and therefore requests for other uses will be favorably considered.

In addition, if an applicant wishes to convert to a commercial or residential use, removal of the property from the map requires additional analysis including a review of the significance of the land to citywide economic goals and the compatibility of the proposed use to adjacent industrial uses.